

**MINUTES OF THE REGULAR MEETING  
OF THE  
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

**September 18, 2012**

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, September 18, 2012 at approximately 8:35 a.m. at the CHA Corporate Offices located at 60 East Van Buren in Chicago, IL.

Chairwoman Z. Scott called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Deverra Beverly Adela Cepeda Mark Cozzi Dr. Mildred Harris Harriet Johnson Myra King Carlos Ponce Bridget Reidy Z. Scott Sandra Young
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Absent: None

Also present were Charles Woodyard, Chief Executive Officer; Melissa Freeman Cadoree, Acting Deputy General Counsel; Scott Ammarell, Acting Chief Housing Officer, Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Upon Motion made and properly seconded, the Commissioners adjourned to Executive Session. Chairwoman Scott, announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one hour to possibly discuss pending, probable or imminent litigation and personnel related matters.

The Commissioners subsequently reconvened in Open Session and Chairwoman Scott thereupon convened the Business and Public portion of the meeting.

After Motion made by Commissioner Cozzi and properly seconded by Commissioner Young the minutes for the Closed Meetings and Regular Board meetings of June 19, July 17 and August 21, 2012 were unanimously approved.

Commissioner Cozzi then presented the report for the Personnel Committee. Per Commissioner Cozzi, the Personnel Committee meeting was held on Monday, September 10, 2012 at approximately 9:00 a.m. at the 60 East Van Buren Corporate Offices. Committee members voted to go into Closed Meeting and discussed the Personnel Action Report for the month of August 2012 and Personnel Actions for September 2012. Said resolutions were also presented to the full Board in today's Closed Meeting.

Commissioner Cozzi then presented an Omnibus Motion for adoption of resolutions for Item A1 and A2 recommended for approval by the Personnel Committee.

**(Item A1)**

**RESOLUTION NO. 2012-CHA-65**

**WHEREAS,** The Board of Commissioners has reviewed staff memorandum dated September 10, 2012 entitled "Personnel Actions Reports", and concurs in the recommendation contained therein;

**THEREFORE BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the personnel actions contained in the personnel reports for the period August 1, 2012 thru August 31, 2012 is hereby accepted.

**(Item A2)**

**RESOLUTION NO. 2012-CHA-66**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated September 10, 2012, entitled "Approval of Personnel Actions for September 2012":

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners hereby approves the requested personnel actions.

The Motion to adopt resolutions for Item A1 and A2 was seconded by Commissioner Cepeda and the voting was as follows:

Ayes: Deverra Beverly  
Adela Cepeda  
Mark Cozzi  
Dr. Mildred Harris  
Harriet Johnson  
Myra King  
Carlos Ponce  
Bridget Reidy  
Z. Scott  
Sandra Young

Nays: None

There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolutions adopted.

Committee Chair Adela Cepeda then presented the report for the Finance Committee. Per Commissioner Cepeda, the Finance Committee met on Wednesday, September 12, 2012 at the CHA Corporate Offices. Staff presented the Committee with an Interim Financial Report as of June 30, 2012 and the Treasury and Cash Flow Report for August 2012. The Committee then discussed, voted and recommended for Board approval Items B1 and B2.

Commissioner Cepeda then presented an Omnibus Motion for adoption of Resolutions for Item B1 and B2.

**(Item B1)**

In July 2012, Aon, the HUD approved Broker of record, directly and indirectly solicited requests for insurance premium quotes from 28 carriers (most with the ability to quote multiple lines of coverage). After a review of the proposals, CHA decided to remain with all of the incumbent insurers except for one. After reviewing the responses, AON and CHA's Risk Management Department recommend that the above mentioned insurers provide the required insurance coverage for CHA for the Period October 1, 2012 through September 30, 2013. The Resolution for item B1, authorize the Chief Executive Officer or his designee to purchase the following insurance coverage for the CHA for the period of October 1, 2012 through September 30, 2013, for an aggregate amount not-to-exceed \$1,242,985 through its insurance broker of record, AON Risk Services Central, Inc. (1) General Liability coverage written through RSUI in an amount not-to-exceed \$35,224; (2) Excess Liability coverage written through RSUI in an amount not-to-exceed \$56,980; (3) Auto Liability written through The Hartford in an amount not-to-exceed \$32,415; (4) All Risk Property written through Lexington, Axis, RSUI and QBE in an amount not-to-exceed \$913,006; (5) Public Officials E&O written through Ironshore in an amount not-to-exceed \$101,609 and Ace in an amount not-to-exceed \$56,070; (6) Employment Practices Liability written through National Union in an amount not-to-exceed \$10,904; (7) Employed Lawyers Errors and Omissions Liability written through Illinois National Company in an amount not-to-exceed \$12,250; (8) Crime written through Berkley Regional in an amount not-to exceed \$13,000; and (9) Fiduciary written through National Union in an amount not-to-exceed \$11,585

**RESOLUTION NO. 2012-CHA-67**

**WHEREAS**, The Board of Commissioners has reviewed the memorandum dated September 12, 2012 entitled "AUTHORIZATION FOR THE CHA TO AWARD CONTRACTS FOR GENERAL LIABILITY, EXCESS LIABILITY, PUBLIC

OFFICIALS LIABILITY, EMPLOYED LAWYERS ERRORS & OMISSIONS LIABILITY, EMPLOYMENT PRACTICES LIABILITY, AUTO LIABILITY, CRIME AND FIDUCIARY LIABILITY, AND ALL-RISK PROPERTY INSURANCE COVERAGE”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to award contracts for the following insurance coverage for the CHA for the period of October 1, 2012 through September 30, 2013 for an aggregate amount not-to-exceed \$1,243,043, through its insurance broker of record, Aon Risk Services Central, Inc. (“Aon”): (1) General Liability coverage written through RSUI in an amount not-to-exceed \$35,224; (2) Excess Liability coverage written through RSUI in an amount not-to-exceed \$56,980; (3) Auto Liability written through The Hartford in an amount not-to-exceed \$32,415; (4) All Risk Property written through Lexington, Axis, RSUI and QBE in an amount not-to-exceed \$913,006; (5) Public Officials E&O written through Ironshore in an amount not-to-exceed \$101,609 and Ace in an amount not-to-exceed \$56,070; (6) Employment Practices Liability written through National Union in an amount not-to-exceed \$10,904; (7) Employed Lawyers Errors and Omissions Liability written through Illinois National Company in an amount not-to-exceed \$12,250; (8) Crime written through Berkley Regional in an amount not-to exceed \$13,000; and (9) Fiduciary written through National Union in an amount not-to-exceed \$11,585.

**(Item B2)**

The resolution for Item B2 approves contribution of an additional \$26,100,000.00 to CHA’s Employees’ Retirement Plan and Trust. The Board of Trustees of the Chicago Housing Authority Employees’ Retirement Plan and Trust approved this action at their August 16, 2012, Pension Board Meeting, and have completed all necessary due diligence to support the submission of this initiative. To provide the \$26.1 MM additional contribution to the Plan will improve the Funded Status for the current estimated 72% to 100%. In addition, over the years 2012 to 2032, the annual required contributions will be reduced by an estimated \$37.7MM that will enable the Plan to be in a better position to accumulate and adequately fund active participant’s benefits when they terminate employment and ensure those in payment status are secure in their benefits.

**RESOLUTION NO. 2012-CHA-68**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated September 12, 2012 entitled “Authorization to approve a year 2012 CHA contribution to the Chicago Housing Authority Employees’ Retirement Trust that is in addition to the minimum amount actuarially determined by the Actuaries January 1, 2012, Actuarial Report.”

**THEREFORE BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute the additional Year 2012 Trust contribution of \$26,100,000 to the Chicago Housing Authority Employees’ Retirement Plan and Trust (the “Plan”).

The Motion to adopt resolutions for Item B1and B2 was seconded by Commissioner Young and the voting was as follows:

Ayes:	Deverra Beverly Adela Cepeda Mark Cozzi Dr. Mildred Harris Harriet Johnson Myra King Carlos Ponce Bridget Reidy Z. Scott Sandra Young
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Nays:	None
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There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolutions adopted.

Commissioner Cepeda then advised the Board that Item B3: "Recommendation to approve Amendments to the Secondary Employment Policy of the CHA"; was not approved by the Committee due to a tie vote. Commissioner Cepeda then presented a Motion for the approval of Item B3:

**(Item B3)**

The resolution for Item B3 approves amendments to the Secondary Employment Policy. The proposed amendments include the following updates: requires the Chief Legal Officer to approve secondary employment in addition to the employee's Department Director and the Director of Human Resources; requires employees to seek approval before commencing secondary employment if the employee's secondary employment status changes prior to the January reporting period; clarifies the Sister Agencies with which employees are prohibited from obtaining secondary employment; requires employees to establish that the requested secondary employment will not interfere with the employee's CHA work hours; clarifies that employees are prohibited from using personal, sick or vacation time to perform secondary employment duties; clarifies that the CHA reserves the right to deny requests for secondary employment for any reason; and provides that employees at a director level and above are presumed ineligible for secondary employment, unless the employment is self-employment, is unrelated to the employee's professional responsibilities, or is related to educational purposes.

**RESOLUTION NO. 2012-CHA- 69**

**WHEREAS**, the Board of Commissioners hereby finds and determines that it is necessary and in the best interests of the Authority to approve amendments to the Secondary Employment Policy as set forth in Exhibit B attached hereto;

**THEREFORE BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

Section 1. Incorporation of Recitals. The recitals set forth above are hereby found to be true and correct and are incorporated in their entirety as if fully set forth in this Section 1.

Section 2. Approval of Secondary Employment Policy. The amendments to the Secondary Employment Policy of the Authority as set forth in Exhibit B are hereby approved and adopted in substantially the form attached.

Effective Date. This Resolution shall be in full force and effect after its passage as provided by law.

**(Attachment)**

The Motion to adopt resolution for Item B3 was seconded by Commissioner Cozzi and the voting was as follows:

Ayes: Deverra Beverly  
Adela Cepeda  
Mark Cozzi  
Dr. Mildred Harris  
Harriet Johnson  
Bridget Reidy  
Z. Scott

Nays: Myra King  
Carlos Ponce  
Sandra Young

There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolution adopted.

Commissioner Bridget Reidy, Chairwoman of the Operations and Facilities Committee, then presented her report. Per Commissioner Reidy, the Operations and Facilities Committee meeting was held on Wednesday, September 12th at approximately 1:45 p.m. at the 60 E. Van Buren Corporate Offices. Commissioner Reidy then presented an Omnibus Motion for the following items discussed, voted and recommended for Board approval by the Operations and Facilities Committee

**(Item C1)**

The resolution for Item C1 approves award of contracts to Eason Environmental Services, Inc. for an amount not to exceed \$666,667.00; Enviroplus, Inc. for an amount not-to-exceed \$666,667.00 and Tecnica Environmental Services, Inc. for an amount not-to-exceed \$666,666.00. The total aggregate not-to-exceed amount for the three contracts will be \$2,000,000.00, for a total contract capacity of four years. The purpose of these contracts is to have on call qualified asbestos and lead-based paint abatement and mold remediation contractors to perform abatement in dwelling and non-dwelling units of the CHA, in accordance with current laws and regulations governing such removal and disposal. In order to address routine and emergency environmental remediation projects Authority-wide, CCD will issue task orders to the environmental remediation contractors based on the primary region where the remediation site is located. Each contractor will also support a secondary region in the event the primary region contractor is unable to meet CHA's deadlines. The CHA is mandated and has a compliance responsibility to ensure that environmental hazards are safely abated and properly disposed during any capital maintenance, development or rehabilitation activities in its public housing developments, or as a result of an emergency response condition. These contracts are needed to replace the current contracts for these services which will expire on September 30, 2012. Compliance requirements will be based on individual task orders. All three vendors are essentially 100% self-performing, but expect to hire one Section 3 hire per task.

**RESOLUTION NO. 2012-CHA-70**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated September 12, 2012 entitled "AUTHORIZATION TO ENTER INTO CONTRACTS WITH EASON ENVIRONMENTAL SERVICES, INC., ENVIROPLUS, INC. AND TECNICA ENVIRONMENTAL SERVICES, INC. FOR AUTHORITY-WIDE ENVIRONMENTAL REMEDIATION SERVICES AT VARIOUS CHA LOCATIONS";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners ("Board") authorizes the Chief Executive Officer or his designee to enter into three (3) indefinite quantity contracts for Authority-wide environmental remediation services at various Chicago Housing Authority (CHA) locations with Eason Environmental Services, Inc. for an amount not to exceed \$666,667.00, Enviroplus, Inc. for an amount not-to-exceed \$666,667.00 and Tecnica Environmental Services, Inc. for an amount not-to-exceed \$666,666.00. The total aggregate not-to-exceed amount (NTE) for the three (3) contracts will be \$2,000,000.00, for a total contract capacity of four (4) years. Each contract will have a base term of two (2) years. The contracts may be extended with two (2) one-year options, if there is available contract capacity after the base term.

These awards are subject to each Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3, and bonding and insurance requirements for each assigned task order.

**(Item C2 – THIS NUMBER NOT USED)**

**(Item C3)**

The resolution for Item C3 approves submission of a Mixed Finance Proposal and Disposition Modification to HUD and commitment of CHA funds, not-to-exceed \$7,500,000 for the Oakwood Shores Phase 2 D redevelopment. This resolution also approves a ground lease with The Community (TCB) for the Madden Wells Phase 2D Site and contract award to Oakwood Boulevard Associates LLC for environmental remediation activities and approves the Tenant Selection Plan for Oakwood Shores 2D Rental. Oakwood Shores Phase 2D is the sixth rental phase of the revitalization of the Madden Park/Wells project. This Phase will consist of 66 newly constructed, mixed income units within six residential buildings on five separate sites. A community building, to be located on a sixth site at the corner of East 38<sup>th</sup> Place and Vincennes Boulevard, will also be a part of this Phase. Oakwood Shores Phase 2D will consist of three different income tiers – with one-third each allocated for public housing, affordable, and unrestricted market rate residents, respectively. These units will complete the Madden/Wells/Darrow HOPE VI public housing unit delivery requirements. The estimated remediation cost for the Oakwood Shores Phase 2D Rental site is \$914,619. CHA's contractual responsibility for remediating foreseen and unforeseen environmental conditions is capped at 200% of this estimated total cost and equals \$1,829,238. The required M/W/DBE participation

commitment is 40% of the estimated remediation cost. Additionally, the contractor has made a commitment to hire one Section 3 individual. This resolution also approves the form of tenant selection plan, lease, and lease riders to be used for Madden Park/Ida B. Wells/Darrow Homes replacement housing units at all current Oakwood Shores Phases, excluding 3750 At Oakwood Shores Senior building. It is understood that the developer has an interest and desire to implement its own lease forms and policy that encourages consistent community standards for the effective management of its development.

Commissioner Young recuses from voting on Item C3.

### **RESOLUTION NO. 2012-CHA-71**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated, September 12, 2012, entitled "AUTHORIZATION TO: 1) SUBMIT A MIXED-FINANCE PROPOSAL, EVIDENTIARY DOCUMENTS, AND DISPOSITION MODIFICATION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD); 2) COMMIT CHA FUNDS FOR AN AMOUNT NOT TO EXCEED \$7,500,000 FOR THE OAKWOOD SHORES PHASE 2D REDEVELOPMENT; 3) EXECUTE A GROUND LEASE WITH THE COMMUNITY BUILDERS, INC. FOR THE MADDEN WELLS LAND COMPRISING THE PHASE 2D SITE; 4) EXECUTE THE REMEDIATION AGREEMENT FOR AN AMOUNT NOT TO EXCEED \$1,829,238 WITH OAKWOOD BOULEVARD ASSOCIATES LLC AND OAKWOOD SHORES PHASE 2D LIMITED PARTNERSHIP FOR ENVIRONMENTAL REMEDIATION ACTIVITIES AT THE OAKWOOD SHORES PHASE 2D RENTAL REDEVELOPMENT; 5) APPROVE TENANT SELECTION PLAN FOR OAKWOOD SHORES 2D RENTAL and 6) EXECUTE AND DELIVER SUCH OTHER DOCUMENTS AND PERFORM SUCH ACTIONS AS MAY BE NECESSARY OR APPROPRIATE TO IMPLEMENT THE FOREGOING.

### **THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners ("Board") authorizes the Chief Executive Officer or his designee to: 1) Submit a Mixed-Finance Proposal, Evidentiary documents, and Disposition Modification to the United States Department of Housing and Urban Development; 2) Commit CHA Funds for an amount not to exceed \$7,500,000 for the Oakwood Shores Phase 2D redevelopment; 3) Execute a Ground Lease with The Community Builders, Inc. for the Madden Wells land comprising the Phase 2D Site; 4) Execute the Remediation Agreement for an amount not to exceed \$1,829,238 with Oakwood Boulevard Associates LLC and Oakwood Shores Phase 2D Limited Partnership for environmental remediation activities at the Oakwood Shores Phase 2D rental redevelopment; and 5) Approve the Tenant Selection Plan for Oakwood Shores 2D Rental and 6) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

These awards are subject to each Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

#### **(Item C4)**

The resolution for Item C4 approves The Community Builders, Inc. as developer for the Shops and Lofts at 47 development under the CHA's Housing for Chicagoans Everywhere program; approves submittal of the Mixed-Finance Proposal and Evidentiary documents to HUD; commits CHA funds up to \$9,500,000 to the Shops and Lofts at 47 development; and approves the Tenant Selection Plan. The Shops and Lofts at 47 is a mixed-income, mixed-use development located at the southwest corner of the intersection of South Cottage Grove Avenue and East 47th Street, which will include both residential and commercial retail components. This project will support ongoing revitalization of the South Cottage Grove commercial corridor by providing quality rental options within a mixed-income community setting while also attracting new retailers with high quality goods and services needed in this neighborhood area. The development will consist of five buildings - a five-story main building anchored at the corner of 47<sup>th</sup> Street and Cottage Grove and four separate residential buildings along South Evans Avenue. The residential portion of this project will include a total of 96 mixed-income rental units and the retail portion will include a Walmart Neighborhood Market grocery store, along with a mixture of smaller national and local retail businesses. There will be a mix of one, two and three

bedroom units among the 72 units in the main building and the 24 units along Evans Avenue. The 28 public housing units are planned to be replacement units for the Washington Park Homes public housing development. The retail component of the project is being developed by Mahogany Chicago 47, LLC, a joint venture of Columbus, Ohio-based Skilken and TROY Enterprises and will be managed by Skilken's property management division. The total estimated development budget for the residential portion of Shops and Lofts at 47 is \$33,622,214 and includes the \$8,374,409 CHA Loan to be funded with CHA Capital funds. Additional project sources include approximately \$1,030,329 of CHA Capital Funds to be used to fund the Gautreaux Development Manager, CHA administration costs, and the Initial Operating Deficit Reserve. CHA will commit a not-to-exceed total amount of \$9,500,000 for the Shops and Lofts at 47 development.

Commissioner Young recuses from voting on Item C4.

**RESOLUTION NO. 2012-CHA-72**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated, September 12, 2012, entitled "AUTHORIZATION TO: 1) SELECT THE COMMUNITY BUILDERS, INC. AS DEVELOPER FOR THE SHOPS AND LOFTS AT 47 DEVELOPMENT UNDER THE CHICAGO HOUSING AUTHORITY (CHA) HOUSING FOR CHICAGOANS EVERYWHERE PROGRAM; 2) SUBMIT A MIXED-FINANCE PROPOSAL AND EVIDENTIARY DOCUMENTS TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; 3) COMMIT CHICAGO HOUSING AUTHORITY FUNDS UP TO \$9,500,000 TO THE SHOPS AND LOFTS AT 47 DEVELOPMENT; 4) APPROVE THE TENANT SELECTION PLAN, LEASE, LEASE RIDERS, AND BYLAWS FOR WASHINGTON PARK DEVELOPMENT REPLACEMENT HOUSING AT THE PRIVATE DEVELOPMENT KNOWN AS SHOPS AND LOFTS AT 47 AND TO AMEND THE CHA ADMISSIONS AND CONTINUED OCCUPANCY POLICY TO INCORPORATE SUCH DOCUMENTS AS AN ADDENDUM THERETO AND 5) EXECUTE AND DELIVER SUCH OTHER DOCUMENTS AND PERFORM SUCH ACTIONS AS MAY BE NECESSARY OR APPROPRIATE TO IMPLEMENT THE FOREGOING.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to: 1) Select The Community Builders, Inc. as developer for The Shops and Lofts at 47 development under the Chicago Housing Authority Housing for Chicagoans Everywhere program; 2) Submit a Mixed-Finance Proposal and Evidentiary documents to the United States Department of Housing and Urban Development; 3) Commit Chicago Housing Authority funds up to \$9,500,000 to the Shops and Lofts at 47 development; 4) Approve the Tenant Selection Plan, lease, lease riders, and bylaws for Washington Park development replacement housing at the private development known as Shops and Lofts at 47 and to amend the CHA Admissions and Continued Occupancy Policy to incorporate such documents as an addendum thereto and 5) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

These awards are subject to each Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**(Item C5 – THIS NUMBER NOT USED)**

**(Item C6)**

The resolution for Item C6 approves a Housing Assistance Payments Contract (HAP) for Laramie Courtyard Apartments and Winterberry Place (formerly known as Transformation IV). Laramie Courtyard Apartments is an existing 3-story courtyard walkup located at 2641 N. Laramie, containing 22 one-bedroom apartments, 5 two-bedroom apartments and ground floor retail. Up to 14 additional units will be added to the Housing Assistance Program (HAP) Contract for PRA assistance as units become vacant, with most units expecting to be available for PRA occupancy by early 2013. The owner/developer of the property is Chestnut Investments, LLC. Winterberry Place is the substantial rehabilitation of a three-story walkup containing 7

one-bedroom, 9 two-bedroom and 5 three-bedroom units located at 4800 S. Calumet Ave. In February 2011, the City of Chicago committed \$5.2M in Neighborhood Stabilization Funds to VLV Development to rehab the property. Subsequently, the CHA Board of Commissioners approved a resolution in April, 2011 to provide PRA assistance for 8 units in the development with VLV Development. However, prior to the financial closing VLV went out of business and has been replaced by the City with Brinshore Development to fulfill the same development plan with 6 PRA units. Brinshore Development, LLC is a private firm specializing in the development of mixed-income housing founded in 1993. It is the intent of each owner/manager at these properties to lease all of their units to eligible persons from CHA's waiting lists. CHA will refer applicants from its waiting lists (both Public Housing and HCV) as well as families whose right of return under the Relocation Rights Contract has not been satisfied. The CHA waiting list of family housing applicants will be exhausted prior to utilization of a site based waiting list.

**RESOLUTION NO. 2012-CHA-73**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated September 12, 2012 requesting authorization to execute Housing Assistance Payments contract for Laramie Courtyard and approve a technical amendment to Resolution 2011-CHA-50;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to 1) execute a Housing Assistance Payments Contract for Laramie Courtyard Apts.; 2) approve a technical amendment to Resolution 2011-CHA-50 to replace the developer for Winterberry Place (formerly known as Transformation IV) and 3) execute all other documents as may be necessary or appropriate to implement the foregoing.

**(Item C8)**

The resolution for Item C8 approves Housing Assistance Payments Contract for 3208 N. Sheffield Apartments, Mt. Greenwood Estates and Casa de Troy. 3208 N. Sheffield is the total renovation of a vacant 4-story hotel formerly known as The Diplomat Hotel containing 51 studio apartments located in Lakeview with ground floor retail to be occupied by a flower shop run by Thresholds and a rooftop garden to be operated by the Chicago Botanic Gardens. Supportive Services will be provided by Thresholds. The owner/developer of the property is Brinshore Development, LLC a private firm specializing in the development of mixed-income housing founded in 1993. Brinshore and Thresholds were selected as the developer of the property by the City of Chicago in 2011. Mt. Greenwood Estates is a 3-story California style walkup located in Mt. Greenwood with 16 one-bedroom apartments with ground floor retail occupied by a Doctor's office. Thresholds will provide supportive services for all 16 PRA units. Up to 14 additional units will be added to the HAP Contract for PRA assistance as units become vacant, with most units expecting to be available for PRA occupancy by early 2013. The owner/developer of the property is Chestnut Investments, LLC. Casa de Troy is a 3-story walkup located in Chicago Lawn with 16 one-bedroom units. The property was recently substantially renovated. Thresholds will provide supportive services for all 16 PRA units. Up to 4 additional units will be added to the HAP Contract for PRA assistance as they become vacant. The property is owned by LB Real Estate, whose sole member is Bart Lazarcyk. It is the intent of each owner/manager at these properties to lease all of their units to eligible persons from CHA's waiting lists. To accomplish this, a cross-referenced list of Thresholds applicants and CHA applicants as well as a cross referenced list of *Williams* consent decree class members and CHA applicants will be utilized. In addition, CHA will be updating all of its waiting lists to ensure that people interested in housing with these services are also referred to the property for eligibility. In the event that an insufficient number of applicants are identified through the cross-referencing process after 90 days of referrals to a vacant unit, Thresholds may qualify applicants from its site-based waiting list. The CHA waiting list of applicants or current participants that are also interested in housing that provides mental health services will be exhausted prior to utilization of a site based waiting list.

**RESOLUTION NO. 2012-CHA-74**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated September 12, 2012 requesting authorization to execute Housing Assistance Payments contracts for 3208 N. Sheffield apartments, Mt. Greenwood Estates and Casa de Troy;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to 1) execute an Agreement to enter into a Housing Assistance Payments Contract for 3208 N. Sheffield Apts.; 2) execute a Housing Assistance Payment Contract for Mt. Greenwood Estates; 3) execute a Housing Assistance Payments Contract for Casa de Troy; and 4) execute all other documents as may be necessary or appropriate to implement the foregoing.

The Motion to adopt resolutions for Item C1, C3, C4, C6 and C8 was seconded by Commissioner Harris and the voting was as follows:

Ayes: Deverra Beverly  
Adela Cepeda  
Mark Cozzi  
Dr. Mildred Harris  
Harriet Johnson  
Myra King  
Carlos Ponce  
Bridget Reidy  
Z. Scott  
Sandra Young (*Recuses from Item C3 and C4 only*)

Nays: None

There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolutions adopted.

Committee Chair Reidy then presented a separate motion for the approval of Item C7 due to ongoing discussion and additional information requested by the Board.

**(Item C7)**

The resolution for Item C7 approves a Housing Assistance Payments Contract for 3600 N. Halsted Apartments. The development includes historic preservation of the Town Hall police station currently on the site and construction of a new 6-story building. The property will contain 79 residential units (30 studio and 49 one-bedroom apartments), 26 covered parking spaces and ground floor retail. The building will serve individuals 55 and older. This property will permit applicants on the CHA waiting lists to choose housing that is welcoming to and inclusive of the Lesbian, Gay, Bisexual, and Transgendered (LGBT) community. All housing decisions at the property will be made without regard to actual or perceived sexual orientation, gender identity or marital status in accordance with the Fair Housing Act and all applicable federal laws and regulations. Based on household size, there are over 5,000 applicants aged 55 or older on the CHA family or HCV waiting lists that need a studio or 1 BR. For the occupancy process for this property, CHA will utilize the same waiting list procedure used for the scattered housing program. That process consists of: 50% of the referrals will come from CHA's general waiting lists as well as households whose right of return under the Relocation Rights Contract has not yet been met; 50% will come from CHA's Community Area waiting list for Lakeview / surrounding communities. Heartland was selected by the City of Chicago as part of a competitive procurement process in 2011. Financing will be provided by City of Chicago Low Income Housing Tax Credits and HOME funds, Investor Equity, Historic Tax Credits, and grants from the Federal Home Loan Bank and the State of Illinois.

**RESOLUTION NO. 2012-CHA-75**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated September 17, 2012 requesting authorization to execute Housing Assistance Payments contracts for 3600 N. Halsted Apartments;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to 1) execute an Agreement to enter into a Housing Assistance Payments Contract for 3600 N. Halsted Apts.; and 2) execute all other documents as may be necessary or appropriate to implement the foregoing.

The Motion to adopt resolution for Item C7 was seconded by Commissioner Ponce and the voting was as follows:

Ayes: Deverra Beverly  
Adela Cepeda

Mark Cozzi  
Dr. Mildred Harris  
Harriet Johnson  
Carlos Ponce  
Bridget Reidy  
Z. Scott  
Sandra Young

Nays:                    Myra King

There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolution adopted.

Commissioner Sandra Young, Chairwoman of the Tenant Services Committee, then presented her report. Per Commissioner Young, the Tenant Services Committee Meeting was held on Wednesday, September 12, 2012 at the CHA Corporate Offices at approximately 1:00 p.m.

Commissioner Young then presented a Motion for approval of the resolution for Item A1 discussed, voted and recommended for approval by the Tenant Services Committee members.

**(Item D1)**

The resolution for Item D1 approves contract with the Central Advisory Council (CAC) in an amount not-to-exceed \$298,244 for a one year base term, with one (1) one-year option period to provide outreach and engagement services to more than 400 CHA families. In 2009, the CAC received a Resident Opportunity and Supportive Services (ROSS) grant directly from HUD to engage hard-to-reach residents and encourage participation in CHA services. Upon receipt of the grant award, the CAC hired staff to implement the scope of work required by the grant. The outreach and engagement services provided by the CAC during this period were executed successfully and proved beneficial to the resident population. During the grant period, CAC's outreach and engagement staff worked closely with CHA's Resident Services Division to identify families who lived in the Scattered Site portfolio who were not engaged in services. The CAC submitted a proposal to CHA to continue the engagement services that had been provided during term of the ROSS grant, and worked with CHA to enhance the scope of work and metrics of the grant based on the needs of CHA. The CAC has a unique capacity to provide these services, as the CAC outreach and engagement team is comprised fully of CHA residents, which helps to foster trust and positive relationships with CHA families, who are reluctant to engage in CHA's continuum of social services. The CAC's outreach service for those who are hard to reach is important to ensure all families have an opportunity to engage in services, particularly in light of a changing service model and reduced resources in the future.

**RESOLUTION NO. 2012-CHA-76**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated September 12, 2012 entitled "AUTHORIZATION TO ENTER INTO A CONTRACT WITH THE CENTRAL ADVISORY COUNCIL TO PROVIDE OUTREACH AND ENGAGEMENT SERVICES TO CHA FAMILIES";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners ("Board") authorizes the Chief Executive Officer or his designee to enter into a cost-reimbursement contract for a one (1) year base term, with one (1) one-year option with the Central Advisory Council in an amount not-to-exceed \$298,244 to provide outreach and engagement services to more than 400 CHA families.

These awards are subject to each Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3, and bonding and insurance requirements.

The Motion to adopt resolution for Item D1 was seconded by Commissioner Harris and the voting was as follows:

Ayes:                    Deverra Beverly  
                            Adela Cepeda  
                            Mark Cozzi  
                            Dr. Mildred Harris  
                            Harriet Johnson  
                            Myra King

Carlos Ponce  
Bridget Reidy  
Z. Scott  
Sandra Young

Nays:            None

There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolution adopted.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the Annual Meeting of the Board of Commissioners was adjourned.

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Z. Scott  
Chairwoman, Chicago Housing Authority

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Lee Chuc-Gill, Secretary  
Custodian and Keeper of Records